

COUNTY COMMISSION MEETING – February 16, 2010

Consent Agenda: Land Use Authority Mtg. Items – February 9, 2010

None

Regular Agenda: Land Use Authority Items – February 9, 2010

ORDINANCE AMENDMENT. Consider approval on amendment to the Washington County Land Use (Zoning) Ordinance, Title 10, Chapter 9, PD Planned Development Zone. County initiated.

The planner referenced the State Code requirement in amending the Washington County Land Use Ordinance, which requires a minimum ten days published notice and 24 hour posting of agenda before other public meetings, with this hearing being advertised properly. The County Commission wanted further review of the zone areas minimum district size, so smaller land areas are viable, such as 40 acre tracts. The staff and commissioners met for a scheduled appointment for a special work meeting review on January 26th, 2010. The commission said they did not want to be in the business of collecting impact fees for service to roads and infrastructure, within these types of developments. Control on density, market place values, and property rights were discussed. Reference was made to the requirement of 30 percent open space and the minimum of 25 percent being landscaped. If naturally occurring areas are deemed appropriate for development, then a percentage may be used as a part of open space, otherwise, these areas are excluded. Current ordinance allows for 6 units per acre and this revision shows base density of units per acre being at 5 units; a density of 200 per 40 acres. The project plan will need to be of the entire development identifying specific phases, all inclusive circulation/transportation facilities, land uses, proposed densities, open spaces, natural site features and walkways. A 40 acre project may be done in phases. It was determined that the minimum acreage requirement would be set at 40 acres for the planned residential development district. A suggestion was made to cut the difference in half, between 160 and 40, which would be 80 acres. The commission declined this option, suggesting that if we start with 40 acres and it doesn't work then the acreage size requirement should be changed.

Fact and Findings:

- Update an outdated ordinance
- Consistent with ordinances adopted by surrounding communities within the County
- Compatible with Vision Dixie

All seven (7) commissioners unanimously voted aye on each fact and finding.

Motion was made by Commissioner Balen to recommend approval of the PD Ordinance Amendment, based on facts and findings. Commission Cropper seconded the motion, with all seven (7) commissioners voting aye. *Approved 7-0*